

MINUTES OF IN PERSON MEETING OF THE
REAL ESTATE AND COMMUNITY DEVELOPMENT COMMITTEE MEETING
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
AT 600 EAST BROAD STREET
5TH FLOOR CONFERENCE ROOM
IN RICHMOND, VIRGINIA
TUESDAY, OCTOBER 8, 2024, 5:30 p.m.

Board of Commissioners in Attendance

Eddie Jackson, Jr., Chair
Harold Parker, Jr., Commissioner
Kyle Elliott, Commissioner

RRHA Staff

Steven Nesmith, Chief Executive Officer
Mike Kelly, Chief Operating Officer
Gerald Carter, Counsel
Kimberley Cole, Chief of Staff
Colene Orsini, VP of Procurement
Douglas “DJ” Mulkey, Deputy Director of Real Estate
Don Mullins, VP of Capital Projects
Logan McClary, Executive Assistant of Real Estate
Patrick Baisi, Associate Counsel
Sherrill Hampton, SVP of Real Estate and Community Development.
Tonise Webb, Associate Counsel
Joe Sarver, VP of Central Maintenance

Virtual Attendance

Andre Blakley, President of The Richman Group
Glen Hudson, The Richman Group
Tamatha Wright, Relocation Manager

Call To Order

Chair, Eddie Jackson, Jr., called the meeting to order at 5:30 p.m. An in-person quorum was established.

Approval of Minutes

Motion (*Elliott/Parker*) to allow the approval of the September 10, 2024, minutes with the addition of Sherrill Hampton being listed as present at the meeting.

Vote (Aye): Unanimous.

Motion Carries.

Citizens Comment Period

No citizens signed up to speak.

Chair Updates

Chairman Jackson advised that the Section 3 Report should be provided during the RECD Committee meetings.

Big Six Developments

Creighton Court – Phase A construction, along with the infrastructure work is 60 % complete. It is anticipated that lease-up will begin in 2025. Phase B had its financial closing in late September. Relocation activities continue as Phase B construction work will be starting in 2025.

Gilpin Court – The Demo/Dispo Application must be submitted, and approval granted by HUD before any building demolition and resident relocation can begin. RRHA will begin the process by submitting a Section 18 application to HUD in 2025. RRHA hopes to submit a Choice Neighborhood Implementation Grant application in 2025 but currently is unsure as to when HUD will release the Notice of Funding Availability. Gilpin Redevelopment project will be a multi-phase project with a lot of moving parts. A build first component will be undertaken first.

Mosby Court -- A Tenants Bill of Rights is being created for review by the Committee. It will be similar to the Creighton Court Bill of Rights. TRG will be soliciting proposals for a third-party relocation consultant. Mr. Blakely discussed the proposed development plan for Mosby which includes urban principals and concepts, financing, as well as a timeline for the project. The site plan also includes an innovation center as well as working along with the City of Richmond to incorporate art in the community. A total of 422 units in a multi-phase development is planned.

Other Real Estate Development Updates

East Grace Street – An updated appraisal and physical needs assessment is being done with a cost estimate.

Blackwell Lots -- Plans, updated titles, and survey boundaries will be submitted to HUD in early November. Work is also ongoing with Maggie Walker Land Trust to delineate the proposal that will be sent to HUD for review and approval.

Nine Mile Lots – Preliminary documentation is under review and an appraisal has been ordered.

Jackson Place – A review appraiser has been engaged (appraisal to be completed by October 31, 2024), and negotiations continue for ground lease opportunities.

Capital Projects Update

700 S. Lombardy – Third floor will be completed the last week of October/first week of November.

1920 Stonewall – Will begin the first week of January.

1611 Fourth Avenue & 3900 Old Brook – Solicitations will be put out for these properties.

1920 Stonewall & 1611 Fourth Avenue – Major HVAC projects going on with condensing units being replaced, as well as new units placed in the common areas.

Relocation of Seniors – Is very important and all needs are being accommodated as far as relocation.

Closing Remarks

Chair Jackson expressed how exciting this is for the senior sites as it has been a long time coming and that a big “splash” needs to happen once all is completed. CEO Nesmith wants Board members to visit the site once a few units have been completed.

Adjournment

With no further business, Chair Jackson adjourned the meeting at 6:37 p.m.

Chairman

Chief Executive Officer/Secretary